



MIDLAND CENTER CITY AUTHORITY
AGENDA

Wednesday, May 18, 2016, 3:00 P.M.,
Council Chambers, Midland City Hall, Midland, Michigan

1. Roll Call – Chappel, Ginis, Kaye, Kozuch, Miles, Mortensen, Rapanos, Schloemann, Shaffner
2. Welcome new board member – Sharon Mortensen
3. Approval of Minutes - Regular Meeting of April 20, 2016 – **Kozuch**
4. Public Comments (unrelated to items on the agenda)
5. 2016-17 Board Structure
6. Committee Reports
 - a. Governance and Sustainability Committee report – **Chappel**
did not meet in May
 - b. Marketing Committee report – **Schloemann**
 - c. Physical Improvements Committee report – **Ginis**
 - i. *Consideration of Approval – Habitat for Humanity Façade Application*
 - ii. *Revisions to Sign Ordinance - update*
7. Report of the Chairperson
8. Adjournment



MIDLAND CENTER CITY AUTHORITY

Minutes

Wednesday, April 20, 2016, 3:00 P.M.,
Council Chambers, Midland City Hall, Midland, Michigan

Call to Order 3:00 p.m.

Attending: Jennifer Chappel, David Ginis, Brad Kaye, Joe Kozuch, Cliff Miles, Alex Rapanos, Chris Schloemann

Absent: Sharon Mortensen, Gary Shaffner

Staff Attending: Selina Tisdale

Kozuch welcomed new board member Alex Rapanos to the board

Kozuch presented the minutes from the CCA board meeting of February 17, 2016 for approval. Chappel moved approval, seconded by Kaye. Minutes were unanimously approved by all in attendance.

Public Comments: None

Committee Reports

Chappel reported that the Governance and Sustainability Committee heard updates on various projects of the Center City Authority committees, received a review of the proposed Center City budget and discussed board position process for the 2016-17 year:

- Tisdale presented the 2016-17 proposed budget for the Center City Authority Fund. Miles moved approval, seconded by Ginis. Proposed budget was unanimously approved.
- Kozuch shared that board positions would be discussed at the May meeting and if anyone was interested in serving on a different committee, chairing or not chairing a committee or interested in serving as chair or vice chair they can contact Tisdale or Kozuch with their interest.

Schloemann reported on the meeting of the April Marketing committee. The district-wide meeting targeted for March 23 was cancelled due to lack of participation. Looking at changing the quarterly meetings to a social media training opportunity for CCA members to get better attention and provide additional info about the district as part of the training. Committee is targeting their May meeting date to make site visits to district properties that have not yet engaged in CCA activities.

Ginis reported that the **Physical Improvements Committee** met with Consumers Energy in April and received good information and direction on the possibility of replacing the Consumers lighting throughout the district; received status updates on the landscaping and pole painting projects and the process for proposed revisions to the Center City Overlay District – signs ordinance.

- Tisdale presented the proposed revisions to the Center City Overlay District – signs ordinance. There were no substantive comments or changes received in response to a district-wide share of the proposed amendments. With CCA Board support, the proposed amendments will move to the Planning Commission and then the City Council for final approval. Schloemann moved support for the amendments, seconded by Rapanos. Amendments received unanimous support.

Meeting adjourned: 3:25 p.m.



**CENTER CITY AUTHORITY
MARKETING COMMITTEE MEETING
Minutes
Monday, May 9, 2016, 1:30 P.M.**

Attending: David Ginis, Melissa Sprague, Ben Tierney

Absent: Joe Kozuch, Chris Schloemann, Meleah Retzliff,

Staff Attending: Selina Tisdale

Instead of holding a May meeting, committee members visited businesses within the district to gather contact information and share engagement opportunities for Center City businesses.



CENTER CITY AUTHORITY

Physical Improvements Committee Meeting
Tuesday, May 10, 2016, 3:30 pm
HR Conference Room, Midland City Hall

Present: Ann Beck, David Ginis, Jeff Hert, Joe Kozuch, Alex Rapanos,
Paul Reder, Matt Weckesser
Absent: Julie Ratcliffe, Gary Shaffner
Staff: Selina Tisdale

The April 2016 PI Committee meeting minutes were presented for approval. Rapanos moved, seconded by Kozuch that the minutes be approved. Minutes were unanimously approved.

Reviewed the Façade Improvement Program application from Daniel Laabs of Midland County Habitat for Humanity. Kozuch moved that the \$5,000 grant and \$10,000 loan requests be approved, Reder seconded. Recommendation was unanimously approved with Weckesser abstaining on the vote due to his employment with Habitat for Humanity.

Tisdale reviewed the process for the Center City Overlay District – signs ordinance revision process. With the CCA board approval in April, the Planning Commission will set their public hearing at the May 10 meeting, conduct the public hearing on June 14 and send to City Council on June 27 with final approval anticipated for July 18.

Tisdale updated the committee on the status of the two district projects, landscaping and signal pole painting. Committee reviewed the landscaping bid proposal. Kozuch will meet with Horticulturist Stephanie Richardson to better understand the design. Both projects are in the preparation process for going out to bid.

Meeting adjourned: 4:10 p.m.

Next meeting will be on 06-14-2016

WHEREAS the Physical Improvements Committee of the Center City Authority (CCA) met on May 10, 2016 to review the façade application from Daniel Laabs on behalf of Habitat for Humanity, 1703 & 1705 S. Saginaw Road, the application to be acceptable and in order; now therefore

RESOLVED, that the Physical Improvements Committee recommends the Center City Authority approve a façade matching grant not to exceed \$5,000.00 and a matching loan not to exceed \$10,000.00 pending receipts of invoices from applicant amounting to not less than \$30,000.00 and disbursed in accordance with CCA Façade Improvement Program guidelines.

Presented to the Center City Authority Board on May 18, 2016

Motion made by:

Motion supported by:

Yeas:

Nays:

Abstain:

Absent:

Vote: